



City of Seattle

Gregory J Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2402207

Applicant Name: Anthony Gianopoulos for Vulcan Development LLC

Address of Proposal: 800 Republican

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future addition to existing structure and construction of two new, five-story buildings totaling 262,000 sq. ft. for research and development laboratories and accessory offices. Parking for 499 vehicles will be provided on four floors below grade.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code (SMC).

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☒ EIS

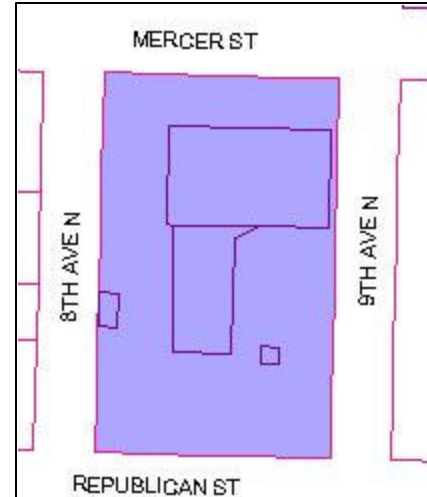
☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity Description

The site is located at 800 Republican Street, occupying the entire block bounded on the north by Mercer Street, on the south by Republican Street, on the west by 8th Avenue and on the east by 9th Avenue. A portion of the site is occupied by a commercial building which is to remain (the “Blue Flame” or “815 Mercer Building,” constructed in 1963) following redevelopment of the site. The property is zoned Commercial 2 with a 65- foot height limit (C2-65’) and is also located within the South Lake Union Hub Urban Village. The general vicinity consists of low rise industrial and commercial buildings of varying age and architectural styles. The area is also marked by a predominance of surface parking lots.



Proposal Description

The proposal for this site is to create a significant addition to the existing ‘Blue Flame’ building. The proposal would include the construction of two new, five-story buildings totaling 262,000 sq. ft. for research and development laboratories and accessory offices. Parking for 499 vehicles will be provided on four floors below grade and would be accessed mid-block along both 9th Ave and Republican Street. This project is part of a potential multi-phase and multi-block development that would include at least one additional block to the west of this project site. Additional development on the adjacent site would likely include similar size and scale development.

ANALYSIS - SEPA

The Department has determined this proposal is likely to have significant adverse impact on Traffic and Transportation. The following elements of the environment shall be discussed in an Environmental Impact Statement (EIS):

Traffic and Transportation

The Director has determined that impacts associated with this proposal may generate significant adverse traffic and transportation impacts; therefore, resulting in a determination of significance and the need for an EIS. A traffic impact analysis will be the primary element of such an EIS. The analysis is expected to examine background traffic volumes, trip generation, trip distribution, trip assignment associated with the proposal, and study impacted intersections in the surrounding area. The final scope of the EIS and the traffic analysis will not be determined until completion of the scoping period that begins with the publication of this determination.

Other Elements of the Environment

As the project is subject to SEPA review, other elements of the environment such as impacts due to , construction, aesthetics, height, bulk and scale impacts, land use and other environmental effects will be

required. The Department has determined this proposal is not likely to have significant adverse impacts on these SEPA elements, but may have adverse impacts, which need to be disclosed, analyzed and potentially mitigated. Additional elements may be included as a result of comments received during the scoping period.

Alternatives

The EIS shall discuss reasonable alternatives including, but not limited to, the proposed project, one or more design alternatives and no action. Reasonable alternatives shall include actions that could feasibly attain or approximate a proposal's objective, but at a lower environmental cost. The design alternatives would consist of proposals with less overall square footage and/or a different mixture of uses. The no action alternative would examine impacts as if there was no project.

Project scope

As indicated above, this DS is designed to evaluate the site specific impacts of this project. However, this project is part of a larger multi-phase proposal to cover this site and a proposal of a similar size and scale on parcels located immediately to the west of this site. Accordingly, the scope of the environmental review may be expanded to review and evaluate proposals for development on those adjacent parcels, including the cumulative impacts of both developments on relevant portions of the environment.

DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review after review of SEPA checklist, environmental information available to department and the applicant's Master Use Permit application. This constitutes the Threshold Determination and form.

The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [X] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

Signature: (signature on file) Date: September 2, 2004
Michael Dorcy, Land Use Planner
Department of Planning and Development

Land Use Services

MLJ:rgc
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